SUNCHASE CONDOMINIUM ASSOCIATION, INC.
ANNUAL OWNERS MEETING
NOVEMBER 11, 2010
MINUTES

CALL TO ORDER

Jim Babbitt, President, called the meeting to order at 6:10 p.m. The roll was called and proxies certified. There were eleven (11) proxies on hand, and eight (8) owners present, for a total of nineteen (19) units represented. A quorum was not established for the meeting; however, owners present decided to proceed with the meeting.

PROOF OF NOTICE & APPROVAL OF MINUTES

Ray Etheridge presented a signed affidavit that he had mailed the notice of this meeting to all owners.

Jim Babbitt made a motion to approve the Annual Owners Meeting Minutes of December 14, 2009. Caroline Stinson seconded this motion, which passed unanimously.

PRESIDENTS REPORT

BALCONIES

Jim Babbitt, President, reported that all balconies have been supported in the middle of each deck where major sagging had occurred. C-1 and some others had to be jacked to a more level position and then supported with additional beams running across the pilings. All of the center balcony areas had been supported this year. Also, several stairway landings had to be repaired, notably L-3 and L-7, K-3 and K-7, B-1 and B-5. An owner present asked that the level of the rail on L-7 be checked and corrections made to level if possible.

SIDING

It was also discussed that major siding had been replaced in 2010 because of rotted areas around windows primarily along the street side of the units. The Association had also been pressure washed during the year and an owner asked that the walkways in "F" building be looked at and possibly be cleaned for removal of mildew.

DOORS

Jim Kehoe also asked about replacement and painting of the front doors. Mr. Kehoe was informed that replacement, repair and maintenance is an owner responsibility and that the paint could be purchased from Pensacola Hardware on Gregory Street, downtown Pensacola.

BOARD OF DIRECTORS

Jim Babbitt thanked Don Stiffler for his service on the Board of Directors for the past several years. Don will be unable to serve because of his work schedule in 2011 and we be sorely missed by the entire Board of Directors.

Ray Etheridge announced the new Board of Directors for 2011 as follows:

Norman McFadden - Unit #C-2
Naomi Zoeller - Unit #F-1
Jim Babbitt - Unit #K-3
Caroline Stinson - Unit #H-4

2011 BUDGET

Ray Etheridge discussed the proposed budget for 2011. This budget will require an increase in monthly assessments from $220 to $225. This will be the first increase in assessments in three (3) years. General maintenance costs have increased substantially in 2009 because of all the support that was needed on the balcony areas, as well as, stairway and landing repairs. The budget for 2011 will be greatly increased in the general maintenance category. Insurance has also decreased in the 2011 budget and the decrease will go into the general maintenance budget. Ray went down each line item of expenses and the biggest changes again are in insurance and the general maintenance. Also, our garbage will increase somewhat in January. Ray also pointed out that this budget amount for insurance had been placed into our insurance account for 2010 and there will be ample funds on hand to pay our insurance in full when it renews in March 2011. Our reserve account was also funded per the budget in 2010 and we will have approximately $235,595 in reserve at the end of 2010. Ray answered several questions from the owners present regarding the budget. The Board of Directors will take the budget up at their meeting immediately following this owners meeting for approval.

2010 AUDIT

The Owners voted to waive an audit for 2010. It was discussed that Associations are required by statutes to have a review, which they have had for several years. After some discussion, a motion was made by Joseph Barnicki, unit D-7, to waive the audit and have a review. Jake Commer seconded this motion, which passed unanimously.

GENERAL DISCUSSION

It was discussed that one (1) unit in building "D" may be renting on a weekly basis, which is not allowed. The minimum rental period at Sunchase is one hundred eighty (180) days.

It was also discussed that we had a lot of intruders into our pool last year and we are in the process of obtaining keys to the pool gate so that entry will not be as easily as it has been in the past. A welding company is working on this currently and we should have a cost for our Board meeting in December.

Ray had received an email from an owner requesting that the Association install a Jacuzzi hot tub in the pool area. This owner thought it would be enjoyable, therapeutic and add to the property values. The owners discussed briefly and the feeling of most was a Jacuzzi would be an additional draw for unwanted people coming into our pool area and using the facilities. The expense of this would be prohibitive and gas alone could run several hundred dollars per month. This of course would require an increase in our assessments and would require a vast majority of the owners to approve. Those present were not in favor. Ray will call this owner and let him know of this discussion at our Owners Meeting.

Jim Babbitt thanked the Board of Directors for all their good work in 2010. Jim also thanked Ray Etheridge and his associates for his expertise in a very difficult year enabling us to keep our costs down.

ADJOURNMENT

There was no further business and the meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Ray O. Etheridge